

P.U. Deshmukh

Advocate



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OFFICE : Near Dr. Belsare's Hospital, Khaparde Garden, Camp, AMRAVATI.

Ref No.

Date

Date: 31/7/2017

TO WHOM SO EVER IT MAY CONCERN

Sub: Search and title deed verification report in the name of Bapuji Construction, through its Prop.Dnyaneshwar Namdeorao Wankhade, r/o Amravati.

Dear Sir,

Having been engaged by Bapuji Construction, through its Prop.Dnyaneshwar Namdeorao Wankhade for preparing the title investigation and search report for the property. I, P.U.Deshmukh, Advocate, r/o Khaparde Bagicha, Amravati, do hereby submit my report as under:-

SCHEDULE OF THE PROPERTY

"Layout converted plot No.7-B, admeasuring 1948.95 sq.ft. (181.13 sq.mtrs.), plot No.8-A, admeasuring 1994.04 sq.ft. (185.32 sq.mtrs.) & plot No.8-B, admeasuring 2034.93 sq.ft. (189.12 sq.mtrs.) from F.S.No.42/5 of Mouje Navsari, Pragane Nandgaon Peth, Tq. & Distt.Amravati.

That the aforesaid plot Nos.7-B, 8-A & 8-B, total admeasuring 5977.93 sq.ft. (5977.93 sq.ft.) amalgamated by the Hon'ble Collector, Amravati vide order passed in Rev.Case No.NAP-34/Navsari-40/2015-2016 dated 23/12/2015, situated within the limits of Amravati Municipal Corporation. The common boundaries are as under:-

Towards East: Sanyukta Apartment Vishnunagar;
Towards West: Plot No.7-A;
Towards North: Compound wall of Excise Department;
Towards South: Road."

TITLE HISTORY FOR LAST 30 YEARS

1) Upon verification of the Index-II register and Revenue Records I find that the field survey No.42/5, admeasuring 00 Hec. 75 R of Mouje Navsari was originally owned and possessed by Shri Prashant Narayandasji Panpaliya, r/o Mangilal Plot, Amravati for the period relevant to this search report.

Thereafter I find that the said field converted by Shri Prashant Narayandasji Panpaliya from agriculture into non-agriculture i.e. for residential user as per Rev.Case



No.NAP-34/Navsari-139/2014-2015 as per vide order passed by Hon'ble Collector, Amravati on 19/5/2015.

That after conversion of the said field I find that the layout owners sold the layout converted plots to various intending purchasers from time to time.

Thereafter I find that out of the said layout, the layout converted plot No.7-B, admeasuring 1948.95 sq.ft. (181.13 sq.mtrs.), plot No.8-A, admeasuring 1994.04 sq.ft. (185.32 sq.mtrs.) & plot No.8-B, admeasuring 2034.93 sq.ft. (189.12 sq.mtrs.) came to be purchased by Bapuji Construction, through its Prop.Dnyaneshwar Namdeorao Wankhade from Shri Prashant Narayandasji Panpaliya as per registered sale deed dated 1/9/2015 registered with Sub-Registrar Office, Amravati at Sr.No.1973.

Thus Bapuji Construction, through its Prop.Dnyaneshwar Namdeorao Wankhade became full and absolute owner of the said plots and its name has been recorded in Gaon Namuna 6 & 2 as per mutation entry No.19311 dated 14/9/2015.

I further find that after purchase of the said plot, Bapuji Construction, through its Prop.Dnyaneshwar Namdeorao Wankhade has applied before A.D.T.P., M.C., Amravati for amalgamation of plot no.7-B, 8-A & 8-B. The said amalgamation has been approved and sanctioned by the Municipal Authority as per order No.1152 dated 21/11/2015. After sanction of the amalgamation, the conversion of the said plots also approved & sanctioned by the Revenue Authority i.e. Collector, Amravati as Rev.Case No.NAP-34/Navsari-40/2015-2016 vide order dated 23/12/2015

I further find that Bapuji Construction, through its Prop.Dnyaneshwar Namdeorao Wankhade has decided to construct a residential building in name & style of 'Orange County' on the aforesaid plot no.7-B, 8-A & 8-B and they have submitted a building construction plan before A.D.T.P., Municipal Corporation, Amravati. The said building plan is approved & sanctioned by A.D.T.P., Municipal Corporation, Amravati as per vide order No.1777 dated 11/2/2016.

I further find that the Bapuji Construction, through its Prop.Dnyaneshwar Namdeorao Wankhade has subjected the property under reference to the provisions of Maharashtra Apartment Ownership Act, 1970 by executing and registering a deed of declaration dated 15/10/2016 registered with Sub-Registrar Office, Amravati at Sr.No.4219. As per the said deed of declaration the grantor has decided to construct apartment scheme by named and styled as Orange County, consisting of 12 flats situated on the ground, first, second & third floors. The details are as under:-



Flat No.	Floor	Carpet Area	Built up area	Super built up area	Undivided Share in land
01 (2 BHK)	Ground	43.43 sq.mtr.	51.14 sq.mtr.	70.40 sq.mtr.	8.37%
101 (2 BHK)	First	39.35 sq.mtr.	45.355 sq.mtr.	70.40 sq.mtr.	8.37%
102 (2 BHK)		41.51 sq.mtr.	45.355 sq.mtr.	70.40 sq.mtr.	8.37%
103 (2 BHK)		39.32 sq.mtr.	45.355 sq.mtr.	70.40 sq.mtr.	8.37%
104 (2 BHK)		38.78 sq.mtr.	45.355 sq.mtr.	70.40 sq.mtr.	8.37%
201 (2 BHK)	Second	39.35 sq.mtr.	45.355 sq.mtr.	70.40 sq.mtr.	8.37%
202 (2 BHK)		41.51 sq.mtr.	45.355 sq.mtr.	70.40 sq.mtr.	8.37%
203 (2 BHK)		39.32 sq.mtr.	45.355 sq.mtr.	70.40 sq.mtr.	8.37%
204 (2 BHK)		38.78 sq.mtr.	45.355 sq.mtr.	70.40 sq.mtr.	8.37%
301 (1 BHK)	Third	27.95 sq.mtr. + terrace 10.11 sq.mtr.	37.24 sq.mtr.	58.00 sq.mtr.	6.93%
302 (2 BHK)		41.51 sq.mtr.	44.755 sq.mtr.	70.40 sq.mtr.	8.37%
303 (2 BHK)		40.78 sq.mtr.	44.755 sq.mtr.	70.40 sq.mtr.	8.37%

Thus I find that Bapuji Construction, through its Prop.Dnyaneshwar Namdeorao Wankhade are intending to construct 12 family units as described above and the said family units shall be available for purchase after the completion of the scheme.

I further find that out of the aforesaid scheme, a flat bearing no.F-101 & F-102 sold by the scheme owner. Therefore, the remaining flats of the scheme are in the ownership and possession of the scheme owner.

2) I further opine and certify that, I have gone through the Index-II registers with the Sub-Registrar Office, Amravati and I have verified the said register for the last since 30 years i.e. 1988 to 2017. After verification of the said records, I find that the title of the aforesaid property got by Bapuji Construction, through its Prop.Dnyaneshwar Namdeorao Wankhade is clear and the same is readily marketable and same is free from any charge, encumbrances, lien and obligation thereof.

3) That all the relevant document of title placed before me are xerox and appear to be genuine. I have verified and tallied these documents from the records of Registrar of Documents at Amravati.

4) I am satisfied and confirmed that the property is heritable and transferable and the transferer has right to transfer the same. All necessary parties have been joined in the



documents and the documents have legal desired effect. Facts and event material to title have been satisfactorily proved.

5) I have also confirmed from Government and Public Land Acquisition Authorities that the property described in schedule is not subject to any acquisition or requisition from these authorities.

6) In result, I have to state that, I have made necessary searches at the concerned Sub-Registrar's office upto date and as the result of such searches, I am satisfied that the property in question is free from all types of encumbrances and the title of proposed purchaser is clear and marketable.

7) I have to further add here that there is no impediment, if Bapuji Construction, through its Prop.Dnyaneshwar Namdeorao Wankhade, mortgages the property for raising the loan and such property will be good and marketable security for the bank.

8) That all the following relevant documents of title have been verified by me.

1. Copy of N.A.Order alongwith layout plan dated 19/5/2015.
2. Copy of sale deed dated 1/9/2015.
3. Copy of approved building plan dated 11/2/2016.
4. Copy of Deed of Declaration dated 15/10/2016.
5. Copy of village form 6 & 2 dated 21/10/2015

I have verified and tallied the aforesaid documents from the Revenue records of Mouje Navsari, Pragane Nandgaon Peth, Tq. & Distt.Amravati and also the records of Registering Authority.

Thanking you,

Dated : 31/7/2017
Place: Amravati

Yours faithfully,

(P.U.Deshmukh)
Advocate